



Woodstock Zoning Board of Appeals
Regular Monthly Meeting-Minutes
Monday, July 19, 2021
Meeting Room 1 – Woodstock Town Hall

I. Monthly Meeting

a) The call to order by Chair Martin Nieski was at 6:00 PM

b) Roll Call: Members Present: Martin Nieski, William Brower, Raymond Smith, Robert Laurens, Dorothy Durst (Alt), Stuart Peaslee (Alt)

Members Absent: Suzanne Woodward

Others Present: Deirdre Monahan, Tina Lajoie (ZEO)

It was noted that Victor Peabody is no longer a member of the ZBA.

Stuart Peaslee announced that he has recused himself from the meeting.

II. Designation of Alternates: Dorothy Durst

III. Review of Minutes: –**Motion W. Brower seconded by R. Laurens to approve the minutes of May 17, 2021 as presented carried unanimously.**

It was noted that there was no June meeting.

IV. New Business: none

V. Public Hearing: #21-05 – 64 Pulpit Rock Road – Patrick & Deirdre Monahan – variance request for front setback. Chair M. Nieski read into the record the Legal Notice of the Public Hearing, which appeared in the Villager on July 9 and 16, and opened the Public Hearing at 6:08 PM.

Attendance: Members Martin Nieski, William Brower, Raymond Smith, Robert Laurens, Dorothy Durst. Applicant Deirdre Monahan, 64 Pulpit Rock Road.

The applicant presented opening comments. Due to the location of the septic tank, the applicants have requested a 6' front setback variance, into the 50' requirement, would still maintain the character of the road.

After reviewing the package of materials presented by the applicant's architect, questions were asked, and a final call was made for public comments.

Motion R. Laurens seconded by W. Brower to close the Public Hearing, carried unanimously.

VI. Old Business: #21-05 – 64 Pulpit Rock Road – Patrick & Deirdre Monahan – variance request for front setback: **Motion W. Brower seconded by R. Laurens, for the purposes of beginning discussion of the application, to approve the request for a variance to the front setback requirements at 64 Pulpit Rock Road.** Board members reviewed several pages of the proposal, examining the location of the current residence and the proposed expansion on the parcel. Chair M. Nieski reviewed the statutory criteria in order that a hardship be determined. **Motion to approve was denied, unanimously.**

VII. Correspondence and Bills: the bill for the July legal notices has not arrived.

VIII. Citizens' Comments: After discussion, the consensus is to hold ZBA meetings in person at the town hall unless the Covid situation makes it not feasible.

Discussion took place regarding the review of possible alternatives or perspectives toward any Variance application that comes before the ZBA.

Chair M. Nieski suggested taking a conservative approach when considering involving the Town Attorney in a ZBA matter; the need however for checking with the Town Attorney hinges on the frequent changes in Statutes and finding reflected in Case Law.

IX. Adjournment: **Motion W. Brower seconded by R. Laurens to adjourn at 6:41PM carried unanimously.**

DISCLAIMER: These minutes have not yet been approved by the ZBA. Please refer to the next meeting's minutes for approval/amendments.